

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
AGENDA FOR
REGULAR HOUSING AUTHORITY MEETING
TUESDAY, JANUARY 26, 2010 AT 2:00 PM
COUNCIL CHAMBERS:
202 C STREET, SAN DIEGO, CA 92101**

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Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Authority agenda, please contact Lisette Diaz at 619.578.7564. Internet access to agendas and reports is available at <http://www.sdhc.org/AuthorityAgenMinRpts.shtml>.

Non Agenda Comments: Members of the public may address the Housing Authority on items of interest within the Housing Authority's jurisdiction that have not been previously before the Housing Authority. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Adoption:

1. HAR10-003 – Proposed Fiscal Year 2010 Budget Revision (Citywide)

That the Housing Authority approve this revision (Attachments 1-7) that will result in a net increase to the Fiscal Year 2010 budget of \$31,998,087 bringing the FY10 budget to \$317,442,975.

2. HAR10-004 - Offer to Purchase 3051 Camino Aleta

1. Determine the property located at 3051 Camino Aleta to be surplus in accordance with the provisions of California Health and Safety Code 34315.7 and Housing Commission Policy No. 600.103; and to find that such determination will allow the Housing Commission to sell the property to a qualified buyer under provisions of Health and Safety Code Sections 34325.7;
2. Accept the \$214,800 offer to purchase the property at 3051 Camino Aleta as submitted by C.M. Horriat; and
3. Authorize the President and Chief Executive Officer, or designee, to execute any and all documents and receive the sale proceeds.

3. HAR10-006- Acquisition of Vista Verde for Public Housing (Council District 8)

Housing Authority approval of the following actions:

1. Approve the acquisition and rehabilitation of Vista Verde as a 40-unit public housing development in the estimated total development cost amount of \$5,183,037

- (\$129,576/unit) utilizing ARRA capital fund stimulus monies supplemented with other public housing funds that are limited to expenditure on approved public housing uses.
2. Authorize an amendment to the Annual Contributions Contract between the Housing Authority of the City of San Diego and HUD to add this property as a public housing project, and recordation of a Declaration of Trust with a term of 40 years, restricting the property at rent and income levels required under the public housing program and as further described in this report.
 3. Approve the forgiveness of interest on a Commission subordinate 55-year residual receipts HOME program loan, contingent upon closing of the purchase and sale of the Property, with a present interest rate of 5.76 percent, compounded annually on a \$1,400,370 loan with interest calculated to be \$1,004,906 as of December 31, 2009, and instead accept pay-off of the original principal amount of \$1,400,370 in HOME funds which shall be returned to the Commission and be available for additional affordable housing development.
 4. Authorize the Chief Executive Officer (“CEO”) to execute any and all documents necessary, including a guaranty in a form as approved by General Counsel, to allow the Commission to acquire the Property and award contracts consistent with the HUD Development Cost Budget for completion of the project in accordance with the Commission’s procurement policies and in a form and upon terms as approved by General Counsel that are within the total development cost limits as imposed by HUD.
 5. Authorize earnest money deposits payable to Owner in the amount of no greater than \$50,000, which shall be applicable to the purchase price but shall be non-refundable upon release of the due diligence contingencies.

4. HAR10-007- Mobile Home Parks Policy 300.401

Authorize the Commission President and Chief Executive Officer (CEO) to amend Mobile Home Park Policy 300.401, as shown on the attached Draft Revised Policy (Attachment 1). The proposed revision includes:

1. Ability for a mobile home owner to sell the mobile home to the park owner and forfeit the relocation subsidy or sell the mobile home to a third party in addition to receiving the relocation subsidy;
2. Monitoring compliance and technical assistance fees;
3. Reimbursement to the Commission by the applicant for expenses incurred for legal and/or consultant review of relocation plans; and
4. A requirement that the mobile home park owner provide as part of the relocation plan, a self-certification verifying compliance with Municipal Code Section 143.0640 (a)(1) though (4).

Adjournment